

## CALIFORNIA COASTAL COMMISSION

SOUTH CENTRAL COAST AREA

89 SOUTH CALIFORNIA ST., SUITE 200

VENTURA, CA 93001

(805) 641-0142




TH13b

November 20, 1996

TO: Commissioners and Interested Persons

FROM: Steve Scholl, Deputy Director, South Central Coast

Gary Timm, District Manager

 Rebecca Richardson, Coastal Program Analyst

SUBJECT: **Proposed Major Amendment (3-96) to the City of San Buenaventura**  
Certified Local Coastal Program for Public Hearing and Commission  
Action at the December 12, 1996 Commission Meeting in San Francisco.

SYNOPSIS

The City of San Buenaventura (Ventura) Local Coastal Program (LCP) was certified by the Coastal Commission in two segments, a complete Harbor LCP on May 21, 1981 and the City LCP on February 23, 1984. The current proposal is the City's second major LCP amendment request for 1996. The proposed amendment affects the implementing ordinances (IP) of the City's certified LCP to modify the City's Zoning Code. Specifically, the City proposes to amend the Harbor Commercial (HC) Zone chapter of the Zoning Ordinance to allow Personal Storage Use Type and Family Residential: Caretaker, subject to a Use Permit. The proposal also includes the addition of performance standards within the HC Zone which will insure that Personal Storage Use Types and that the Family Residential Use Type comply with provisions, such as location criteria and accommodation of coastal-dependent or related services. The amendment proposal was generated by a project specific development proposal that involves a 6.79 acre site that is adjacent to the Ventura Harbor, abuts the City of Ventura Wastewater Treatment Facility and three vacant parcels. (*Issue Area continued on page 2*)

SUMMARY OF STAFF RECOMMENDATION

Staff is recommending that the Commission, after public hearing, **deny** the amendment to the certified LCP Implementation Plan as submitted; then **approve, only if modified**, the amendment to the LCP Implementation Plan. The modifications are necessary because, as submitted, the LIP amendment is not adequate to carry out the Land Use Plan (LUP). The motions to accomplish this recommendation are found on page 3.

**Additional Information:** Please contact Rebecca Richardson, California Coastal Commission, South Central Coast Area, 89 So. California St., Second Floor, Ventura, CA. (805) 641-0142.

### **ISSUE AREA**

As outlined in the proposed HC Zoning Code standards, parcels that abut or front a designated scenic drive (See *Exhibit 2*) would not be eligible to develop a Personal Storage Use. Presently, only one parcel zoned within the HC Zoning District would be eligible. In the event that the site remains undeveloped or that one of the adjacent three undeveloped parcels is subdivided and additional information documents a need for coastal-dependent uses, those uses should be given priority over a Personal Storage Use. Thus, staff is suggesting language that would insure that the decision-making authority determines that permitting of a Personal Storage Use would not be allowed where a need for coastal-dependent uses existed. In addition, a portion (1.22 acres) of the subject site which would meet the proposed HC Zoning Code standards for development as a Personal Storage Use Type is presently developed as a commercial fisherman's storage yard that is leased by the Ventura Port District. The fisherman's storage yard and net repair was funded by the State Coastal Conservancy in June, 1991. The Port District has a lease agreement with the property owner that is valid until the year 2010. Staff is recommending that the proposed LCP amendment be modified to include an additional standard within the HC Zone that would insure that the commercial fisherman facility is maintained so long as a need exists.

### **STANDARD OF REVIEW**

The standard of review for the proposed amendment to the Implementation Plan, pursuant to §30513 and §30514 of the Coastal Act, shall be that the IP is in conformance with, and adequate to carry out the provisions of the LUP portion of the Certified City of Ventura LCP.

### **PUBLIC PARTICIPATION**

§30503 of the Coastal Act requires public input in preparation, approval, certification and amendment of any Local Coastal Program. The City of Ventura Planning Commission and the City of Ventura City Council each held a public hearing and adopted the proposed changes to the City's Zoning Ordinance which encompasses the Implementation Plan element of the certified LCP. Each local hearing was duly noticed to the public consistent with §13552 and §13551 of the California Code of Regulations which require that notice of availability of the draft LCPA be made available six (6) weeks prior to final local action. Notice of the subject amendment has been distributed to all known interested parties.

### **PROCEDURAL REQUIREMENTS**

Pursuant to §13551(b) of the California Code of Regulations, the City resolution for submittal must indicate whether the LCPA will require formal local government adoption after the Commission approval, or is an amendment that will take effect automatically upon the Commission's approval pursuant to Public Resources Code §30512, §30513 and §30519. Because this approval is subject to suggested modifications by the Commission, the City of Ventura must act to except the adopted suggested modifications before the LCPA shall be effective and the requirements of §13544, which provides for the Executive Director's determination that the City's action is legally adequate, must be fulfilled.

**I. ACTION ON CITY OF VENTURA AMENDMENT**

Following a public hearing, staff recommends the Commission adopt the following resolutions and findings. The appropriate motion to introduce the resolution and a staff recommendation are provided just prior to each resolution.

**A. RESOLUTION I (Resolution to deny certification of the City of Ventura LCP Implementation Plan Amendment 3-96, as submitted)**

**MOTION I**

I move that the Commission **reject** the City of Ventura Implementation Plan Amendment 3-96, as submitted.

**STAFF RECOMMENDATION**

Staff recommends a **YES** vote and the adoption of the following resolution and findings. An affirmative vote by the majority of the Commissioners present is needed to pass the motion.

**RESOLUTION I**

The Commission hereby rejects the City of Ventura LCP Implementation Plan Amendment 3-96 on the grounds that the amendment does not conform with, and is inadequate to carry out, the provisions of the Certified Land Use Plan. There are feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse impacts which the approval of this implementation amendment will have on the environment.

**B. RESOLUTION II (Resolution to approve certification of the City of Ventura LCP Implementation Plan Amendment 3-96, if modified)**

**MOTION II**

I move that the Commission **certify** the City of Ventura Implementation Plan Amendment 3-96, if it is modified in conformity with the suggested modifications set forth in this staff report.

**STAFF RECOMMENDATION**

Staff recommends a **YES** vote and the adoption of the following resolution and findings. An affirmative vote by the majority of the Commissioners present is needed to pass the motion.

**RESOLUTION II**

The Commission hereby certifies the City of Ventura LCP Implementation Plan Amendment 3-96, if modified, on the grounds that, the amendment conforms with and is adequate to carry out, the provisions of the Certified Land Use Plan. There are feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse impacts which the approval would have on the environment.

## II. SUGGESTED MODIFICATIONS

The staff recommends the Commission certify the following, with modifications as shown. Language proposed by the City of Ventura is shown in straight type. Language recommended to be deleted is shown in line-out. Language proposed to be *inserted* is shown in ***boldface italics***.

### Harbor Commercial Zone

- (g) Personal Storage: Uses classified within the Personal Storage use type may be permitted provided that a Use Permit is approved pursuant to Chapter 15.820 and the use complies with the following provisions:

- (1) Coastal-dependent or related services. As a part of the Use Permit evaluation, it shall be demonstrated by the applicant how the project will provide for coastal related storage. This may be shown through such means as operational standards that specifically accommodate harbor businesses, boat owners or boat slip lease holders; or the provision of storage areas specifically designed for coastal-related users such as commercial fishing operators. ***Approval and operation of such a project shall be subject to the applicant's agreement to give priority to customers seeking coastal-dependent and related storage.***

(a) Fisherman's Storage Yard. ***Acceptance of a permit involving personal and coastal-dependent storage use shall bind the applicant and all future successor's in interest to maintain a minimum of 1 acre shall be utilized as a Fisherman's Storage Yard; or, alternatively, to provide a comparable replacement.***

- (2) Over concentration. As a part of the Use Permit evaluation, and in addition to the other findings required for approval of a Use Permit pursuant to Section 15.820.070, the decision-making authority shall determine that approval of the Personal Storage use type will not ***displace priority coastal-dependent or related uses, such as dry boat storage and net repair within the Harbor Commercial Zone district. In addition, the decision making authority shall determine that the Personal Storage use will not*** result in an over concentration of this use type within the Harbor Commercial Zone district.

### **III. FINDINGS FOR THE APPROVAL OF THE IMPLEMENTATION PLAN IF MODIFIED**

#### **A. Amendment Description**

The proposed LCPA request involves modifications to the Harbor Commercial Zone of the City's Zoning Ordinances which are the major component of the certified IP. The HC Zone is located in the Pierpont Keys Community and Ventura Harbor Area. The following represents a description of the changes proposed to the Ordinance Code:

- 1) the allowance of Personal Storage Use Type and Family Residential: Caretaker within the area zoned HC, subject to a Use permit and compliance with project and location standards;
- 2) the addition of criteria related to development standards for Personal Storage Use Type and Family Residential: Caretaker (such as provisions for a project that provides coastal dependent or related services and a project that is not sited on a parcel that abuts a designated Scenic Drive); and,
- 3) the revision of parking standards to include provision for parking at a ratio of one (1) parking stall for each one thousand (1,000) sq. ft. for any portion of a building used for warehouse/storage purposes.

The request to amend the HC Zone chapter of the Zoning Ordinance was generated by a project specific development proposal that involves a 6.79 acre site that is adjacent to the Ventura Harbor, abuts the City of Ventura Wastewater Treatment Facility and three vacant parcels.

#### **B. Adequacy of Amendment to Carry Out LUP Policies**

The City's certified LUP provides intent and rationale statements for the 17 communities contained within the City. The Land Use Element contains Intent and Rational statements for the Pierpont/Keys Community, which also includes a separate discussion section for the "Ventura Harbor." The Ventura Harbor, as delineated on Exhibit 2, is located within the confines of the Pierpont/Keys Community and essentially consists of all land that is managed by the Ventura Port District. The HC Zone extends beyond the boundary of the Ventura Harbor area and, therefore, the zone is applied to non-harbor front parcels.

Even though the Personal Storage Use Type would not be permitted in parcels zoned as HC located within the boundary of the "Ventura Harbor," consideration of the Local Coastal Plan policies within this section are considered in the analysis of the IP amendment's adequacy to carry out the policies of the Certified LUP. The following statements are contained within the Ventura Harbor Section of the LUP:

- To facilitate the recreation, tourist and commercial fishing opportunities within the Harbor complex, the Harbor Commercial (HC) designation shall give priority to

visitor-serving commercial recreational uses over general commercial development, but not over commercial fishing, and shall protect coastal recreational land suitable for such use. (Page III-74)

- Uses within the Harbor complex shall be designated as either priority or non-priority uses. Priority uses include those uses listed in the Harbor Commercial (HC) section of the City's Zoning Ordinance under the heading of: (1) commercial visitor-serving, (2) recreation, boating, fishing (3) commercial fishing, and (4) public service facilities. Non-priority uses include general commercial retail and offices. (Page III-74)
- A minimum number of facilities serving the commercial fishing industry shall be provided within the Harbor complex. (Page III-75)
- To enhance visual quality and ensure that new development does not impede views to the water area from the roadway or to and from the beach and inland harbor area ... (Page III-76)

As stated previously, the proposed LCPA involves the allowance of Personal Storage and Family Residential: Caretaker as use types that would be permitted under a required Use Permit in the HC Zone. The Ordinance Code Amendment contains provisions for these use types to comply with, which include *coastal-dependent or related services, over concentration, location and family residential: caretaker*. The proposed Ordinance Code provisions were drafted in order to insure that any development proposals that involved a personal storage and family residential: caretaker would be consistent with the above cited certified LUP policies.

For example, the first provision which involves coastal-dependent or related services, requires the applicant to demonstrate how the proposal will provide for coastal-dependent or related storage by specifically designing storage areas to accommodate coastal-related users such as commercial fishing operators. In order to insure that development within the Harbor area gives priority to commercial recreation and fishing tenants, as required in the LUP, a suggested modification has been drafted. In addition, the LUP states that commercial fishing is one of the four priority uses within the Harbor complex. In accordance with this statement, the California Coastal Conservancy funded the construction of a Fisherman's Storage Yard. The 1.22 acre storage yard is located (via a lease agreement) on the only parcel that presently meets the HC Ordinance Code provisions for Personal Storage Use Types. Therefore, a suggested modification is proposed to maintain the existing storage yard that could otherwise be displaced upon expiration of the Port District's lease.

The second development standard for a Personal Storage Use Type within the HC Zone district requires demonstration that the project will not result in over concentration of this use type within the zone district. In order to ensure that the proposed use types do not prevent coastal-dependent or related uses from being developed, a suggested modification has been imposed which will require the decision-making authority to

determine that priority uses, consistent with the above policy language, are not displaced. Thus, the potential for these uses to displace coastal-dependent or related uses is minimized as a result of this standard.

The third provision involves the Ordinance Code's location criteria which restricts the development of a personal storage or caretaker unit on sites that are not located within the boundary of the Ventura Harbor or abut or front any Scenic Drive. This provision is consistent with the above policy language that requires new development to not impede the views to the water from the roadway to and from the beach and inland harbor area. Lastly, the forth standard states that Family Residential: Caretaker Use types may only be permitted in conjunction with a Personal Storage Use type. This standard effectively prohibits general residential development within the Harbor area, consistent with the LUP which discourages "non-priority uses." Therefore, for all the reasons set forth above, the proposed LCPA to the IP, as modified, is adequate to carry out the above referenced policies contained in the certified LCP.

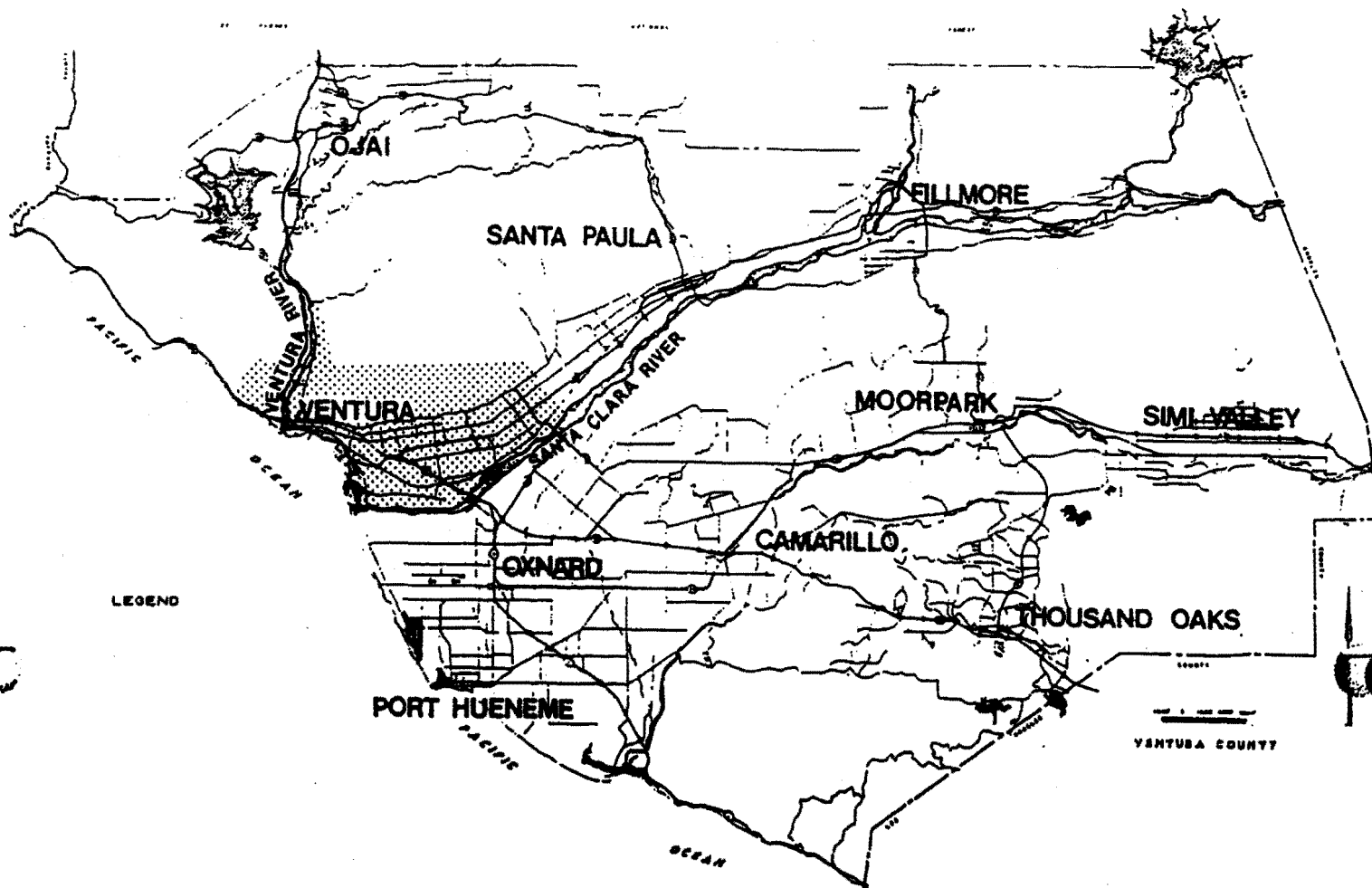
### **C. California Environmental Quality Act**

Pursuant to §21080.9 of the California Environmental Quality Act ("CEQA"), the Coastal Commission is the lead agency responsible for reviewing Local Coastal Programs for compliance with CEQA. The Secretary of Resources Agency has determined that the Commission's program of reviewing and certifying Local Coastal Programs qualifies for certification under §21080.5 of CEQA. In addition to making the finding that the LCP amendment is in full compliance with CEQA, the Commission must make a finding that the least environmentally damaging feasible alternative has been chosen.

§21080.5(d)(1) of CEQA and §13540(f) of the Coastal Code of Regulations require that the Commission not approve or adopt a LCP, "...if there are feasible alternative or feasible mitigation measures available which would substantially lessen any significant adverse impact which the activity may have on the environment."

On June 14, 1996, the 30 day public review period on a Draft Mitigated Negative Declaration pertaining to the Zoning Ordinance amendment began. On July 29, 1996, the City Council reviewed and adopted the Mitigated Negative Declaration Report.

For the reasons discussed in this report, the LCP amendment, as submitted is inconsistent with the Ventura Harbor Commercial policies of the certified LUP, and that there are feasible alternatives or mitigation measures available which would lessen any significant adverse impact which the approval would have on the environment. The Commission has modified the proposed LCPA to include such feasible measures as will reduce environmental impacts of new development. As discussed in the preceding section, the Commission's suggested modifications bring the proposed IP amendment into conformity with the certified LUP. Therefore, the Commission finds that the LCP amendment, as modified, is consistent with CEQA and the policies of the certified LUP.

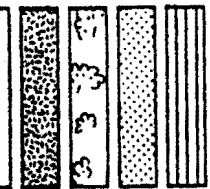


**EXHIBIT 1**  
**CITY OF**  
**VENTURA**  
**LCPA 3-96**  
**LOCATION MAP**

**LOCATION**  
**MAP**

# Ventura Harbor ZONING PLAN

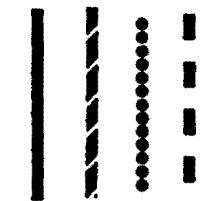
Map 2



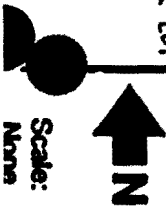
Harbor Commercial (HC)  
and Mobile Home Park (MHP)  
Agricultural Use  
Parks and Recreation



Designated Scenic Drive

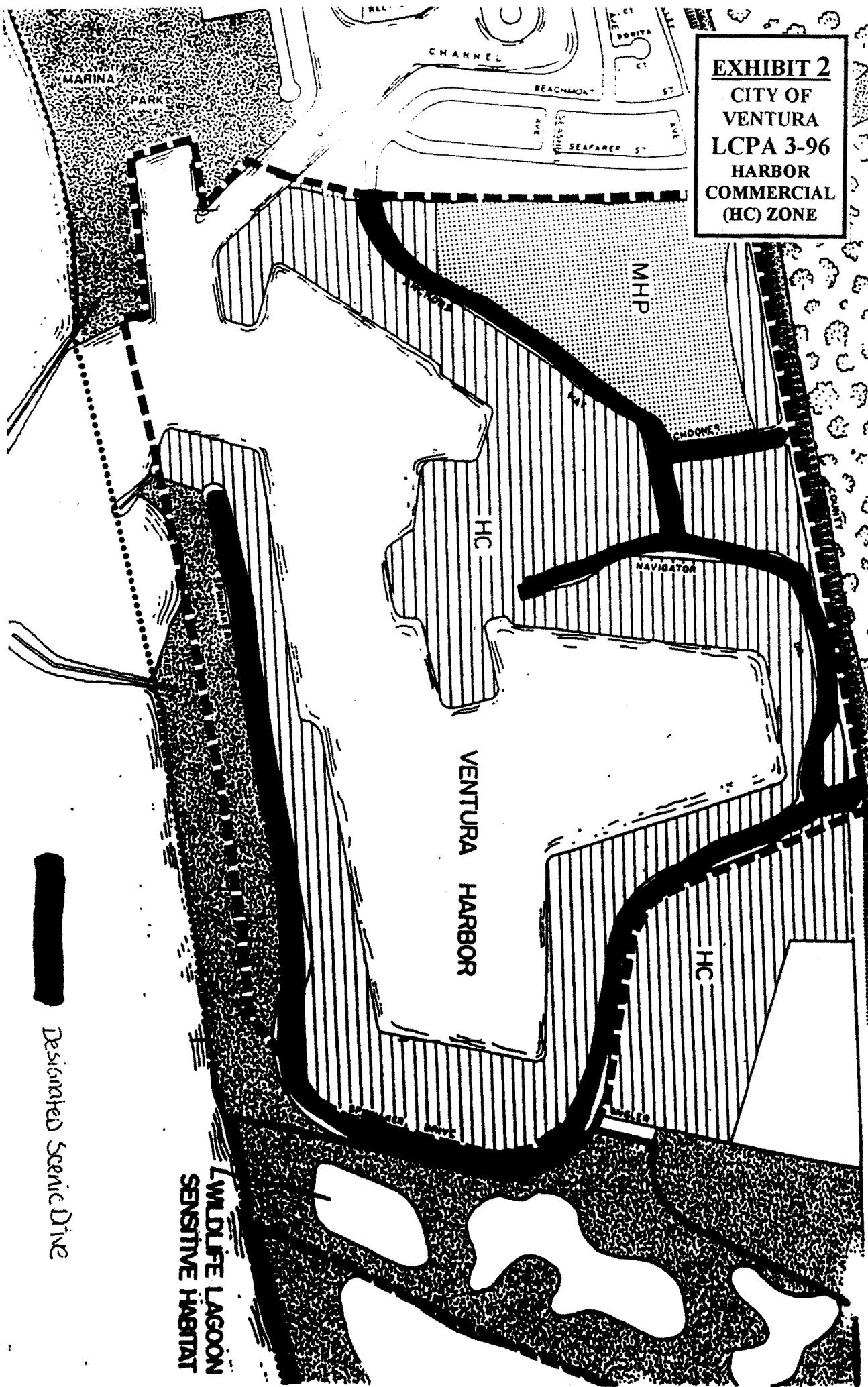


Ventura Port District Boundary  
and Ventura Harbor "Per Use"  
Community Boundary  
Flood Plain Overlay  
Sensitive Habitat Overlay

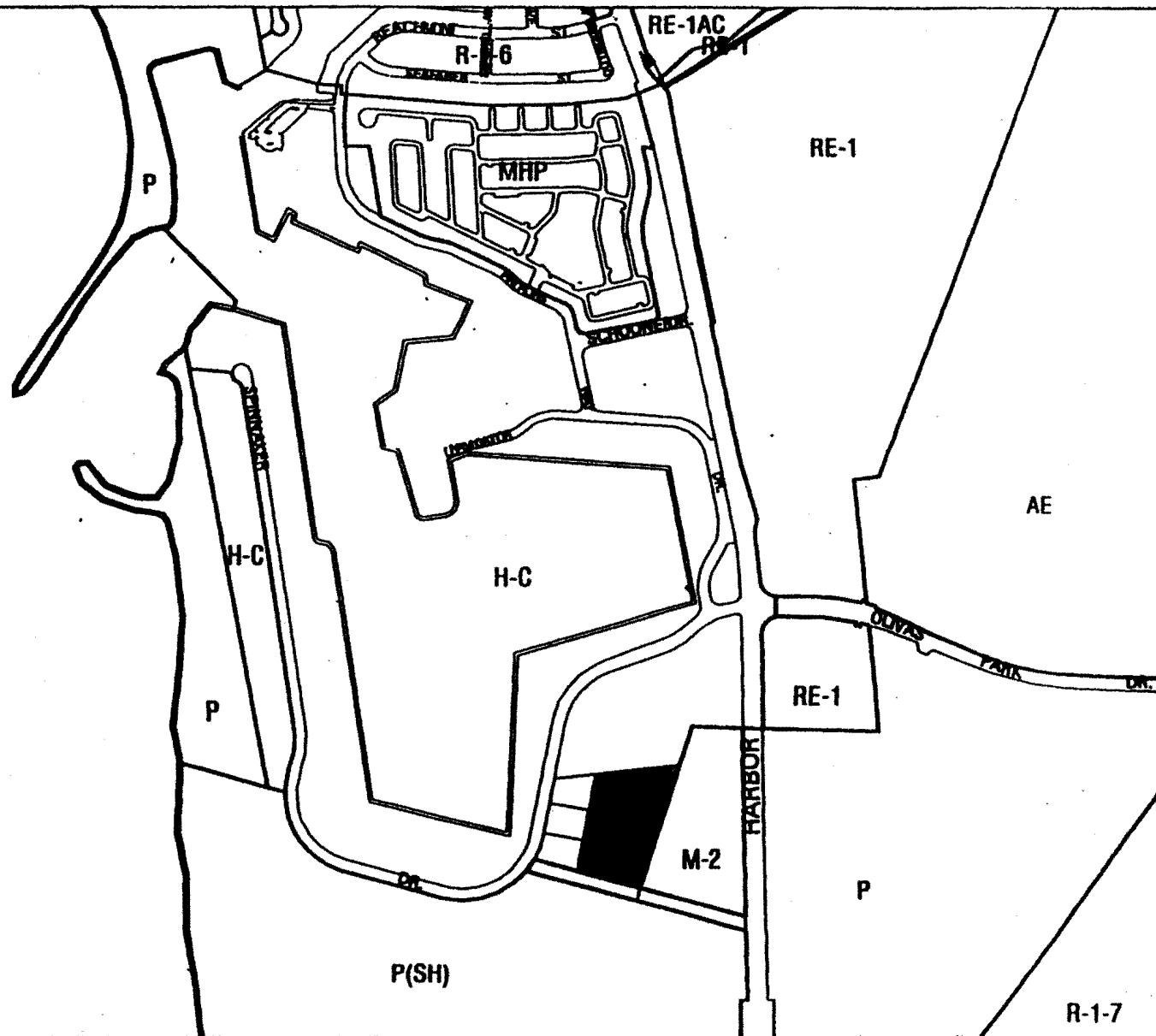


Scale:  
None

## EXHIBIT 2 CITY OF VENTURA LCPA 3-96 HARBOR COMMERCIAL (HC) ZONE



**EXHIBIT 3**  
**CITY OF**  
**VENTURA**  
**LCPA 3-96**  
**PARCEL**  
**SPECIFIC MAP**



City of San Buenaventura • Department of Community Services • Planning Division

COMPLETE LEGAL DESCRIPTION  
 CONTAINED IN FILE NUMBER(S):

PD-721/CUP-1090/CDP-361  
 ARB-2644/AO-204

EFF. DATE

**APPLICATION FOR AMENDMENT TO THE  
 ORDINANCE CODE, PLANNED DEVELOPMENT/USE/  
 COASTAL DEVELOPMENT PERMITS &  
 DESIGN REVIEW APPROVAL  
 VENTURA HARBOR STORAGE, L.L.C.**



NORTH

SCALE:  
 1" = 1000'

Area for  
 Consideration



DATE: August 02, 1996

CASE PLANNER

A. GRANT

(4)

**ORDINANCE NO. 96-19**

**AN ORDINANCE OF THE COUNCIL OF THE CITY OF SAN BUENAVENTURA AMENDING TITLE 15 (THE ZONING ORDINANCE) OF THE SAN BUENAVENTURA ORDINANCE CODE WITH REGARD TO THE HARBOR COMMERCIAL ZONE AND OFF-STREET PARKING REQUIREMENTS CITY-WIDE**

The City Council of the City of San Buenaventura does ordain as follows:

**SECTION 1:** The City Council of the City of San Buenaventura has evaluated a request to amend the San Buenaventura Ordinance Code to amend Title 15 (the "Zoning Ordinance") of the Code (AO-204) as it relates to the Harbor Commercial Zone, and the off-street parking standards related to warehouse/storage areas.

**SECTION 2:** All proceedings have been duly taken as required by law, and upon review of the information provided in the staff report, review of the proposed Amendment, review of the environmental determination, and consideration of the testimony given at public hearings, as well as other pertinent information, the City Council finds the following:

- a. The proposed Amendment to the City's Zoning Ordinance is reasonable and in accordance with the City's authority as a Charter City. The proposed Amendment will facilitate and/or retain coastal-dependent and coastal-related activities and address warehouse/storage parking requirements in a reasonable manner which will also rectify an oversight which occurred during the 1994 Parking Ordinance update (AO-200) which rendered a number of facilities in the City legal non-conforming.
- b. A final Mitigated/Negative Declaration was adopted by the City Council on July 29, 1996.
- c. Based upon the initial study prepared for the project, and the record as a whole, there is no evidence that there will be an adverse effect on fish and wildlife habitats or resources, and the project is de minimis in its effect on fish and wildlife.
- d. The Final Environmental Determination (EIR-2135) has been reviewed and considered by the City Council prior to the enactment of these Ordinance Amendments.
- e. The City Council hereby states its intent that the City's Local Coastal Program is not altered by this amendment and the Local Coastal Program will be carried out in a manner fully consistent with the California Coastal Act.



I hereby certify that the annexed instrument(s) is a true and correct copy of the original on file in the offices of the City of San Buenaventura.

Dated this 24<sup>th</sup> day of September, 1996.

BY: Mabi Covarrubias Riosky  
Mabi Covarrubias Riosky, City Clerk

- f. Based on the foregoing, the City Council now desires to amend the Zoning Ordinance as set forth hereafter

**SECTION 3:** The City Council hereby amends Section 15.238.030 of Chapter 15.238 of Title 15 of the San Buenaventura Ordinance Code to read as follows:

**Section 15.238.030 Uses: Subject to a Use Permit.** The following use types may be permitted subject to the provisions of this Chapter and further provided that a Use Permit is approved pursuant to Chapter 15.820:

- (a) **Residential.** Family Residential: Caretaker
- (b) **General.**
  - Auction Sales
  - Automotive and Accessories: Gasoline Sales
  - Educational Services: Commercial
  - Farmers' Market, Certified
  - Helicopter Landing Services
  - Lodging Services: Hotel & Motels
  - Personal Storage
  - Recreation Services: Outdoor Sports & Recreation
  - Transportation Services

Uses within the general use types listed in this subsection (b) include the following:

- (1) Commercial visitor-serving:
  - A. Motels, hotels, and accessory commercial, recreational, entertainment or conventional facilities.
  - B. Automobile service station, provided that sale of alcoholic beverages from or at service stations or on the same premises is prohibited.
- (2) Recreation:
  - A. Recreational facilities, such as tennis and racquetball courts.
- (c) **Agricultural.** None

**SECTION 4:** The City Council hereby amends Section 15.238.100 of Chapter 15.230 of Title 15 of the San Buenaventura Ordinance Code to read as follows:

**Section 15.238.100 Standards: Others.** The following development regulations and standards also apply within the H-C zone:

- (a) **Parking.** Off-street parking must be provided for all uses in the H-C zone as required by Chapter 15.615;
- (b) **Signs.** All signs must comply with the provisions of Chapter 15.620;
- (c) **Coastal Development.** All development within the CP Overlay zone must comply with the provisions of Chapter 15.410 and Chapter 15.815;
- (d) **Flood Plain Overlay Zones.** All development within a designated Flood Plain (FP) overlay Zone must comply with the provisions of Chapter 15.420 and Chapter 15.830;
- (e) **Displays for Uses in the Automotive and Accessories Use Type Category.** Outdoor display of merchandise in conjunction with use classified within the Automotive and Accessories: Gasoline Sales use type may be permitted provided that all of the following standards are met:
  - (1) **Lubricating materials.** Not more than one (1) day's supply of lubricating materials, computed on the basis of average daily sales, may be placed upon the pump island or within two (2) feet of the pump island or primary building. All such lubricating materials must be displayed in appropriate racks.
  - (2) **Tire display.** Not more than two (2) enclosed tire storage or display cabinets are permitted. In lieu of tire cabinets, not more than four (4) individual new tires in appropriate open racks or stands may be displayed, provided that such racks or stands are located within two (2) feet of the perimeter of the pump island or primary building.
  - (3) **Vending machines.** Vending machines, including but not limited to, soft drink dispensers or cigarette or candy vending machines, may be displayed within two (2) feet of the perimeter of the primary building. Not more than four (4) such machines are permitted.
- (f) **Permit Conditions.** Any project requiring a Planned Development Permit or Use permit in this zone shall comply with all the following additional requirements:
  - (1) A minimum of fifteen percent (15%) of the area of a site for which a Planned Development Permit is issued shall be landscaped.

- (2) Project design shall incorporate view corridors in conformance with the Comprehensive Plan
- (3) A landscaped buffer a minimum of twelve (12) feet in width, but averaging a total of twenty (20) feet in width, shall be required between any vehicle parking area and any parallel bicycle and pedestrian paths located adjacent to the water. A landscaped buffer a minimum of five (5) feet in width, but averaging a total of ten (10) feet in width, shall be required between a pedestrian path located adjacent to the water and any vehicle parking area.
- (g) Personal Storage: Uses classified within the Personal Storage use type may be permitted provided that a Use Permit is approved pursuant to Chapter 15.820 and the use complies with the following provisions:
  - (1) Coastal-dependent or related services. As a part of the Use Permit evaluation, it shall be demonstrated by the applicant how the project will provide for coastal related storage. This may be shown through such means as operational standards that specifically accommodate harbor businesses, boat owners or boat slip lease holders; or the provision of storage areas specifically designed for coastal-related users such as commercial fishing operators.
  - (2) Over concentration. As a part of the Use Permit evaluation, and in addition to the other findings required for approval of a Use Permit pursuant to Section 15.820.070, the decision-making authority shall determine that approval of the Personal Storage use type will not result in an over concentration of this use type within the Harbor Commercial Zone district.
  - (3) Location. All Personal Storage use types shall comply with both of the following location criteria:
    - (a) The site shall not be located within the area defined in the City's Comprehensive Plan as Ventura Harbor; and
    - (b) Sites containing a Personal Storage use type shall not abut or front onto any Scenic Drive.
- (h) Family Residential: Caretaker: May be permitted only in conjunction with a Personal Storage Use type and through the Use Permit evaluation.

**SECTION 5:** The City Council hereby amends Section 15.615.040 of Chapter 15.615 of Title 15 of the San Buenaventura Ordinance Code to read as follows:

**Section 15.615.040 General Use Types.** Uses in the Seaward Parking corridor, as defined in Chapter 15.110, shall be subject to the parking requirements specified in underlying zone districts of Commercial Tourist Oriented (C-T-O) or Intermediate Commercial (C-1A) as applicable. The number of off street parking spaces required, and the manner in which they are to be provided, for General use types, other than those within the Seaward Parking Corridor, shall be determined in accordance with this Section as set forth below:

**Parking Spaces Required**

- (a) Administrative, Business, and Professional Services  
Animal Sales and Services:  
    Grooming and Pet Stores  
Animal Sales and Services:  
    Veterinary  
Auction Sales  
Automotive and Accessories:  
    Automotive Repairs, Systems  
Automotive and Accessories:  
    Cleaning  
Automotive and Accessories:  
    Gasoline Sales  
Business and Professional Support  
Construction Sales and Services:  
    Building Supply Stores  
Cultural and Library Services  
Dining Establishments:  
    Ancillary Service  
Dining Establishments:  
    Take Out  
Education Services, Commercial  
Equipment Rentals, Sales, or  
    Services: Light  
Food and Beverage Retail Sales  
Funeral and Interment Services  
Government Services  
Medical Services: Consulting  
Medical Services:  
    Mobile Equipment  
Oil Equipment Services: Light  
Personal Services  
Property Maintenance Services  
Repair Services

One (1) space for each three hundred (300) square feet of gross floor area.

Retail Sales  
Safety Services  
Shopping Centers: Small  
Transportation Services

(b) Shopping Center: Large

(1) With no Food and Beverage Retail Sales Use Type or with a Food and Beverage Retail Sales Use Type which is 10,000 sq. ft. or less in area: One (1) space for each three hundred (300) square feet of gross floor area.

(2) With a Food and Beverage Retail Sales use type greater than 10,000 sq. ft. in area: One (1) space for each two hundred fifty (250) square feet of gross floor area.

(c) Automotive and Accessories:  
Automotive Rentals  
Automotive and Accessories:  
Automotive Sales, Retail  
Boating and Harbor Activities:  
Boat Sales and Services  
Nursery Sales

One (1) space for each three hundred (300) square feet of gross floor area plus one (1) parking space for each five thousand (5,000) square feet of outdoor sales, display, or storage area.

(d) Automotive and Accessories:  
Automotive Repair, Bodies  
Automotive and Accessories:  
Automotive Sales, Wholesale  
Automotive and Accessories:  
Impound Yards  
Automotive and Accessories:  
Operable Vehicle Storage  
Boating and Harbor Activities:  
Boat Building or Repair  
Construction Sales and Services:  
Building Contractor Yards  
Construction Sales and Services:  
Lumber Yards  
Equipment Rentals, Sales or  
Services: Heavy  
Fish Processing:  
Fish Receiving

One (1) space for each five hundred (500) square feet of gross floor area, except that for any portion used for warehouse/storage area, one (1) space for each one-thousand (1,000) square feet, and whatever number of spaces are required for any other principal use on the site. A total of 20% of an occupant's area may be devoted to office use in support of a principal use listed in this subsection (d) without providing parking spaces at a ratio greater than one (1) space per five hundred (500) square feet of gross office floor area. However, office area which supports a principal use listed in this subsection (d) and which exceeds 20% of an occupant's area shall provide parking spaces for the entire office area at a ratio of one (1) space per three hundred (300) square feet of gross office floor area.

Food and Fish Processing  
 Fish and Meat Processing  
 Food and Fish Processing:  
 Food Processing  
 General Industrial  
 Laundry Services  
 Light Industrial  
 Oil Equipment Services: Heavy  
 Personal Storage  
 Recycling Services: Recycling  
 Transfer  
 Recycling Services: Scrap  
 Operations  
 Research or Laboratory Services  
 Wholesaling and Distribution

(e) Day Care Centers

Two (2) spaces for the first thirteen (13) children and one (1) space for every seven (7) children thereafter.

(f) Dining Establishments:  
 Fast Service, Drive-Up

One (1) space for each one hundred (100) square feet of gross area.

(g) Dining Establishments:  
 Full Service  
 Drinking Establishments

If the use comprises less than 2500 square feet of gross floor area: One (1) space for each three hundred (300) square feet of gross floor area.

If the use comprises 2,500 square feet or more of gross floor area and is a freestanding building, whether or not it is located in a shopping center: One (1) parking space for each one-hundred (100) square feet of gross floor area.

If the use comprises 2,500 square feet or more of gross floor area and is located within a shopping center and within a building also occupied by other occupants or other businesses or any other establishments: One (1) parking space for each two-hundred (200) square feet of gross floor area.

(h) Educational Services. General

Elementary Schools and Middle Schools One (1) space for each classroom plus one (1) space for each five (5) fixed seats of any area utilized for auditorium purposes or, if no fixed seats, one (1) space for every five (5) people as determined by the Uniform Building Code Occupancy Load Provisions.

High Schools: Five (5) spaces for each classroom plus one (1) space for each five (5) fixed seats of any area utilized for auditorium purposes or, if no fixed seats, one (1) space for every five (5) people as determined by the Uniform Building Code Occupancy Load Provisions.

Colleges: Seven (7) spaces for each classroom plus one (1) space for each five (5) fixed seats of any area utilized for auditorium purposes or if no fixed seats one (1) space for every five (5) people as determined by the Uniform Building Code Occupancy Load Provisions.

(i) Group Care

One (1) space for each person employed at the site plus one-quarter (1/4) space for each resident bed.

(j) Farmers' Market, Certified  
Hazardous Waste Facility  
Helicopter Landing Services  
Recreation Services:  
    Outdoor Entertainment  
Recreation Services:  
    Outdoor Sports and Recreation  
Recreation Services:  
    Public Parks and Playgrounds  
Swap Meets

A number of spaces as determined necessary by the decision-making authority to provide adequate vehicular access while minimizing adverse impacts on the surrounding neighborhood.

(k) Lodging Services:  
    Hotels and Motels

One (1) space for each sleeping unit plus whatever number of spaces may be required for other principal uses (e.g., Dining Establishments, Drinking Establishments, etc.) on the site.

- (l) **Lodging Services:**  
**Bed and Breakfast Inns**

Two (2) spaces within a garage where two (2) spaces within a garage are already being provided for a Family Residential: Single Family, those two (2) spaces within a garage shall be deemed to adequately meet the requirement of this subsection (l). One (1) open or covered space for each guest room must also be provided.

- (m) **Automotive and Accessories:**  
**Parking**  
**Billboards**  
**Recycling Services:**  
**Consumer Recycling**  
**Collection Points**

No additional parking spaces are required.

- (n) **Boating and Harbor Activities:**  
**Boat Slips**

Three-quarters (3/4) space for each slip, and whatever number of spaces may be required for any other principal uses on the site.

- (o) **Boating and Harbor Activities:**  
**Harbor Sales and Services**

One (1) space for each three hundred (300) square feet of gross floor area plus three-quarters (3/4) space for each boat slip.

- (p) **Boating and Harbor Activities:**  
**Commercial Boating and**  
**Fishing**

One (1) space for each three hundred (300) square feet of gross floor area plus one and one-half (1½) spaces for each boat slip.

- (q) **Medical Services:**  
**Medical Care**

Two (2) spaces for each bed.

- (r) **Recreation Services:**  
**Indoor Entertainment**

One (1) space for each five (5) fixed seats or, if no fixed seats, one (1) space for each five (5) people as determined by the Uniform Building Code Occupancy Load Provisions, and whatever number of spaces are required for any other principal uses on the site.

- (s) **Recreation Services:**  
**Amusement Centers**  
**Recreation Services: Indoor**  
**Sports and Recreation**

Bowling alleys, tennis courts, handball courts and similar facilities having clearly designated courts or playing areas: Three (3) spaces for each bowling lane or playing court plus whatever number of spaces are required for any

other principal uses on the site (e.g., Dining Establishments, Drinking Establishments, etc.) For other participant oriented facilities, (e.g., skating rinks, amusement centers, fitness centers, billiard parlors): One (1) space for each two hundred (200) gross square feet of floor area.

(t) Recreation Services:  
Campgrounds

One (1) space for each campsite or table, and one (1) space for each employee, and one (1) additional space for each twenty-five (25) campsites, and whatever number of spaces are required for other principal uses on the site (e.g., Dining Establishments, Drinking Establishments, etc.)

(u) Community Meeting

One (1) space for each four (4) fixed seats or each ninety-six (96) inches, or fraction thereof, of the length of bench-type seats, or twenty-eight (28) gross square feet where no permanent seats are maintained in any main meeting area, auditorium, meeting room, sanctuary or place of worship.

(v) Utility or Equipment Substations

One (1) space for each three hundred (300) square feet of gross floor area; provided that, no parking spaces are required for completely automated, unattended facilities.

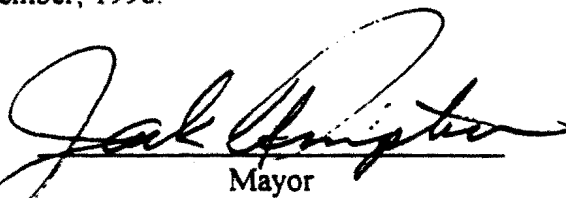
**SECTION 6: SEVERABILITY.** If any section, subsection, paragraph, sentence, clause, phrase or word of this Ordinance is declared by a court of competent jurisdiction, adjudicated to a final determination, to be invalid, this City Council finds that said invalidated part is severable, and that this City Council would have adopted the remainder of this Ordinance without the severed and invalidated part, and that the remainder of this Ordinance shall remain in full force and effect.

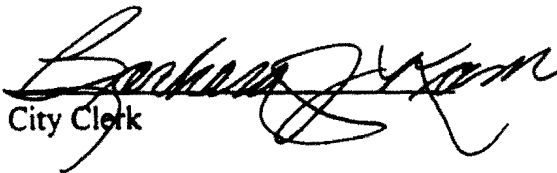
**SECTION 7: EXISTING VIOLATIONS.** The repeal of any Ordinance or provision of the San Buenaventura Ordinance Code by the enactment of this Ordinance shall not have the effect of releasing or extinguishing any penalty, forfeiture, or liability previously incurred, or of precluding prosecution and imposition of a penalty with respect to any violation having occurred prior to the effective date hereof. Any such repealed Ordinance or provision shall be treated as remaining in full force and effect for the purpose of sustaining any proper act or prosecution for the enforcement of such penalty, forfeiture, or liability, or any prosecution and imposition of penalty with respect to any violation having occurred prior to the effective date hereof.

**SECTION 8. RESTATEMENT OF INTENT** This Amendment approved hereby shall become fully effective upon receipt of Coastal Commission certification. The existing approved Local Coastal Program shall remain in full force and effect until such Coastal Commission certification is received. The City Council hereby restates its intent that the City's Local Coastal Program, as amended, is to be carried out in a manner fully consistent with the California Coastal Act.

**SECTION 9. EFFECTIVE DATE - COASTAL ZONE.** This ordinance shall take effect on the thirty-first day after final passage and adoption in all areas of the City, and the City's planning area, outside the Coastal Zone. As applied to areas of the City or the City's planning area within the Coastal Zone and regulated by the existing approved Local Coastal Program, this Ordinance shall become effective upon approval of Coastal Commission certification therefor.

PASSED AND ADOPTED this 16th day of September, 1996.

  
Mayor

  
City Clerk

STATE OF CALIFORNIA            )  
COUNTY OF VENTURA            ) ss  
CITY OF SAN BUENAVENTURA    )

I, BARBARA J. KAM, City Clerk of the City of San Buenaventura, California, do hereby certify that the foregoing Resolution was passed and adopted by the San Buenaventura City Council at a regular meeting held on the 16th day of September 1996, by the following vote:

AYES:           Councilmembers Tuttle, Friedman,  
                  Di Guilio, Monahan, Measures,  
                  and Tingstrom.

NOES:           None.

ABSENT:         Councilmember Bennett.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of San Buenaventura this 17th day of September 1996.

  
City Clerk